



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MARCH 25, 2009

CALL TO ORDER:

The meeting was called to order at 9:03 a.m. by Susan Reardon, Senior Planner.

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner
Roxanne Milazzo, Associate Planner
Gloria Shafer, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
Ms. Reardon announced that 2140 Mission Ridge Road has been appealed to the Planning Commission. An appeal hearing is tentatively set for May 7, 2009.
Ms. Reardon also announced that 1415 Mission Ridge, 618 San Pascual, and 436 Corona Del Mar have been appealed to the Planning Commission. Tentative hearing dates have not been set.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 9:04 A.M.

- A. APPLICATION OF JOHN KINCADE FOR TIM MCCOLLUM, 352 CONEJO ROAD, APN 019-061-030, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00042)

The 7,900 square foot project site has frontage on Conejo Road and Ealand Place. The proposed project is a request to rebuild a single-family residence and attached garage destroyed in the Tea Fire. The previous residence will be expanded by 210 square feet and the garage by 58 square feet. The discretionary applications required for this project are Modifications to permit the expansions to be located within the required 35' front and 15' interior setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15269.

Present: John Kincade, Designer; Tim McCollum, Owner.

Roxanne Milazzo, Associate Planner gave the Staff presentation and recommendation.

Ms. Reardon asked where on the site the existing open yard area is located and whether it would be further reduced. Ms. Milazzo explained that the nonconforming open yard is located in front yard in dimensions in excess of the requirement. Ms. Milazzo stated that the applicant was informed that parking in the setback is not permissible and was removed from the plans.

The Public Hearing was opened at 9:10 a.m.

A letter from Paula Westbury expressing concern for the project was acknowledged. The Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

ACTION:

Assigned Resolution No. 022-09

Approved the project making the finding that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed expansion into the previous non-conforming open yard area and setbacks will allow for a rebuild of the previous home with minor expansion and results in little to no visual change or impact to adjacent neighbors.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

ACTUAL TIME: 9:13 A.M.

B. APPLICATION OF JULES ZIMMER, AGENT FOR UNITARIAN SOCIETY OF SANTA BARBARA, 1535 SANTA BARBARA STREET, APN 027-241-005, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00315)

The project site is located on the corner of Santa Barbara and E. Arrellaga Streets. Current development on site is a church. The proposed project involves the installation of two (2) outdoor garden benches. The discretionary applications required for this project are Modifications to permit the benches to be located within the required twenty-foot (20') front setbacks (SBMC §28.21.085).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Present: Jules Zimmer, Agent.

Roxanne Milazzo, Associate Planner gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:17 a.m.

A letter from Paula Westbury expressing concern for the project was acknowledged. The Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

ACTION:

Assigned Resolution No. 023-09

Approved the project making the finding that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The benches which will be attached to an existing wall will provide a spot for relaxation, visiting, or a seat while waiting to be picked up, are an improvement that provides a much needed amenity, without adding floor area within a required setback. They area appropriately designed and match the architecture on site, and do not effect the site distance at the corner of Santa Barbara and Arrellaga Streets.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

ACTUAL TIME: 9:20 A.M.

C. APPLICATION OF BRITT JEWETT FOR BARBARA MATHEWS, 2105 ANACAPA STREET, APN 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00311)

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. Current development on site consists of a single family residence and detached garage. The proposed project involves demolition of the existing structures and the construction of a 3,339 square foot single family residence and attached 420 square foot garage. The discretionary applications required for this project are Modifications to allow construction within both thirty-foot front setbacks and the required 1,250 square foot Open Yard Area. (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Present: Britt Jewett, Applicant.

Roxanne Milazzo, Associate Planner gave the Staff presentation and recommendation. Ms. Milazzo clarified that a revised site plan was submitted eliminating a modification for encroachment into the required open yard.

Ms. Reardon questioned the height above grade of the rear deck and within the required open yard. Ms. Reardon clarified that a raised deck located in the setback would require a modification. Ms. Milazzo explained that raised decks in the interior setbacks adjacent to other uses are not typically supported by staff. Mr. Jewett responded that it is possible to drop down to grade so use of a deck is not needed.

Ms. Reardon commented that recent Zoning Ordinance amendments now allow sites with two front yards to have the secondary front yard used as the required open yard.

The Public Hearing was opened at 9:29 a.m.

1. Chuck Maunz, opposed: concerned about a modification which would allow the house to be close to Anacapa Street.
2. Tony Fischer, opposed: addressed noticing issues and staff report project description. Addressed discrepancy in lot size, FAR, slope, misinterpretation of Zoning Ordinance regarding rebuilding of nonconforming structures.

A letter from Paula Westbury expressing concern for the project was acknowledged. The Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood. Mr. Reardon clarified that the modification request before the Staff Hearing Officer is to allow window, door and architectural changes to the portions of the residence within the front setback and are appropriate improvements. Ms. Reardon expressed concern with the project size in relation to neighborhood, but reiterated that for the modification request before the Staff Hearing Officer, size is not in the Staff Hearing Officer purview.

ACTION:

Assigned Resolution No. 024-09

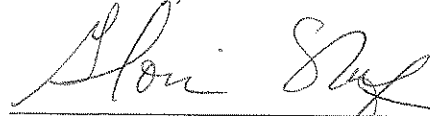
Approved the project making the finding that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed window, door and architectural alterations to the one-story portion of the re-built structure will not provide additional floor area within the setbacks. The proposed architectural changes will upgrade and enhance the structure without impacts to the neighborhood.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was

III. ADJOURNMENT

The meeting was adjourned at 9:45 a.m.

Submitted by,



Gloria Shafer, Staff Hearing Officer Secretary

3-25-2009

Date